

Site Selection Analysis Report

By: R H Thompson

A site selection investigation was conducted on the basis of an overall facility concept which considered the following site aspects:

Aim;

To find a suitable site for the current establishment of an integrated resource recovery facility incorporating mechanical treatment of waste residues to recover material for fit for purpose and beneficial reuse applications, in an environmentally sound manner, and at the same provide a location for Flexible's maintenance head office, workshop, and truck depot in the future.

Criteria for selecting a suitable site were chosen with reference to information, methods/guides to Best Practice for Organics Recovery (e.g. resourcesmart.vic.gov.au), the ACT Planning Regime, current literature and feedback/review of public representation and submissions from similar development proposals and the proposed project stakeholder consultation process itself.

The site selection process involved a three-step screening process in which **step 1** provided a guide on eliminating unsound areas / general unsuitability.

Step two screening highlighted promising areas with a range of attributes conducive to environmental protection and economic considerations.

Step three involved a detailed analysis of the selected site – due diligence report which considered economic, environment and social factors and as well as future needs.

Level 1 – Elimination of Inherently Unsound Areas, (assuming permissible use under zone criteria).

- Non-compliance with sensitive land uses with regard to air emissions - intended to protect the amenity of sensitive land uses, such as, but not limited to: • Caravan park • Community centres • Consulting rooms • Educational establishments • Childcare centres • Hospitals • Hotels • Motels • Nursing homes • Tourism accommodation • Residential (including detached dwellings, multiple dwellings, semi-detached dwellings) • Parklands, recreation areas or reserves (regular public use) – min separation distance 300m. *Unless it can be demonstrated that a departure from this criteria is justified.*
- Insufficient area to accommodate the resource recovery facility and the existing maintenance business needs.
- Flood prone land

Level 2 - Attributes conducive to environmental protection and economic considerations.

- Slope less than 10%.
- Convenient access.
- No heritage impacts.
- No tree removal.
- Suitable soil type
- Bush Fire
- Not a contaminated site

Level 3 – Assess promising sites – due diligence

- Good utility service
- Availability of appropriate water
- Facility buffer zone
- Workforce accessibility
- Room for expansion
- Low visual impact
- Permissible use under Crown Lease
- Territory Plan objectives

Selection Results:

Level 2 Screening – One of the primary limiting factors was land correctly zoned for the proposed activity as well as suitable land area. Both brownfield and Greenfield sites were considered but none fell within the required area to house the proposed current and proposed and future activities.

Level 3 Screening – Initially the site adjoining the proposed development (block 10) was considered under this stage, but the site area and cost was too large. While this was being undertaken, it came to the attention of the proponent that block 11 which adjoins block 10 had its development approval refused due to the type of facility proposed. This prompted the proponent to consider the site by reviewing publicly available information regarding environmental and social factors pertaining to a proposed fuel from plastics facility. While the proposed development is not of a similar type of refused development, studies undertaken for this provided baseline information for consideration.

Apart from baseline environmental information obtained from reviewing publicly available studies as part of the development application by the previous site owner/leasee, the following aspects were also considered.

ASPECT	COMMENT
Crown lease	The purpose clause allows for a wide variety of uses including recycling facility, offensive industry and general and hazardous industry. The lease requires the maintenance of an easement shown by hatching and identified as B on the attached plan. This easement is 10.5 m wide on the Tralee street side of the block. The front easement is 5.5 wide and the other site boundaries both have 2.5m easements. The lease variation code allows for an application to vary or remove the easement
Territory Plan	The subject block 11, Section 21, is zoned IZ1 – General industry in accordance with the Territory Plan (2008) and is consistent with the objectives of the TP.
NCA	No inconsistency
GEO TECH – SOIL CLASS - GROUNDWATER	The geo tech report for the site has assessed the site as class” “P” – problem site. However, I have been advised to inspect the site with the geotech engineer

	<p>concerned, as some site aspects have changed since the 2014 report. As class “P” excavation to .4m across the site was recommended. This would greatly impact on development costs.</p> <p>On investigating this aspect further, it was found that the LDA commissioned a subsurface drain as addition works in 2015. A plan of these works indicates that a rock geofabric drain of some 1.5m – 2.5m deep was installed along all four boundaries and inside the site easements. The depth of the drain is line with geotechnical recommendations. The geotechnical information states that if the adverse groundwater conditions are managed by the installation of a series of subsoil drains to intercept and control groundwater flows, the site could possibly be reclassified as Class M. It is recommended to excavate a test pit(s) to assess the effectiveness of the subsoil drainage system installed in late 2016.</p>
UTILITIES – ELECT –GAS - WATER	<p>The requirement and location of any substations is to be confirmed. A water reticulation main has been installed adjacent to the site in Couranga Cres.</p> <p>The development will drain via TCCS’ stormwater infrastructure into the existing stormwater network.</p> <p>The development must comply with all legislative requirements with regards to stormwater runoff quality and quantity. Internal stormwater designs shall comply with the EPSDD Waterways Water Sensitive Urban Design General Code, for which the requirements are summarised within the Water Sensitive Urban Design Development</p> <p>Optic fibre network near adjacent site.</p> <p>Sewer trunk near southern corner of the block.</p>
FLOODING	<p>Not prone to flood. Large grass swales run along the western and eastern boundary of the block.</p>
BUSH FIRE PRONE	<p>The block is not subject to bush fire attack level as the adjoining blocks are.</p> <p>Not marked in a precinct code as having a specified Bushfire Attack Level.</p>
LEGISLATION/REGULATIONS	<p>Authority charges would not be incurred as Block 11 is not greater than 3Ha, therefore is an activity listed under schedule 1 as a class B activity under the Env Prot Act 1997, and as such would require an environmental authorisation or agreement prior to construction. However, the activity may be subject to require an environmental authorisation or agreement.</p>

ENVIRONMENTAL – HERITAGE -FLORA AND FAUNA	No environmental constraints were found to be contained within the site or nearby areas that would prohibit development internally.
CLIMATE CHANGE	No constraints in regard to flood level and prevailing wind direction.
BIODIVERSITY	No matters to report of NES.
TRAFFIC AND ACCESS	Good truck ingress and egress
SITE LAYOUT	The site allows for a number of configurations with good access from two boundaries. Given the geotechnical concerns the location of building and future bulk storage tanks will need to be considered.

This report concludes that the most appropriate site to service the proponents current and future needs is block 11 section 21 Hume. If the information to hand it appears that the site does have any significant environmental / economic or social constraints for the establishment of a resource recovery plant and the proponent's head office and equipment centre/depot as a two-stage development. Therefore, it is recommended that further matters be investigated as part of the planning process for the proposed development and that an EIS scoping document application be submitted to ACT, Environment Planning and Sustainable Development Directorate pursuant to the Planning and Development ACT 2007 (P&D Act).